

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

**CHICAGO & VICINITY LABORERS’
DISTRICT COUNCIL PENSION FUND,
CHICAGO & VICINITY LABORERS’
DISTRICT COUNCIL WELFARE FUND,
CHICAGO & VICINITY LABORERS’
DISTRICT COUNCIL RETIREE HEALTH
AND WELFARE FUND, and CATHERINE
WENSKUS, not individually but as
Administrator of the Funds,**

Plaintiff,

and

**PMT SITE, LLC. A Tennessee Limited
Liability Company**

Defendant.

Case No. 25-cv-4028

COMPLAINT

NOW COMES Plaintiffs, Chicago & Vicinity Laborers’ District Council Pension Fund and Chicago & Vicinity Laborers’ District Council Welfare Fund, Chicago & Vicinity Laborers’ District Council Retiree Health and Welfare Fund, and Catherine Wenskus, Administrator of the Funds (“Funds”), by their attorneys, Patrick T. Wallace, Amy N. Carollo, G. Ryan Liska, and Sara S. Schumann for their Complaint against Defendants PMT Site, LLC (“Company”):

FACTS COMMON TO ALL COUNTS

1. Jurisdiction is based on Sections 502(e)(1) and (2) and 515 of the Employee Retirement Income Security Act of 1974 (“ERISA”), as amended, 29 U.S.C. §§1132 (e)(1) and (2) and 1145, Section 301(a) of the Labor Management Relations Act (“LMRA”) of 1947 as amended, 29 U.S.C. §185(a), 28 U.S.C. §1331, and federal common law.

2. Venue is proper pursuant to Section 502(e)(2) of ERISA, 29 U.S.C. §1132(e)(2), and 28 U.S.C. §1391 (a) and (b).

3. The Chicago Laborers' Funds are multiemployer benefit plans within the meanings of Sections 3(3) and 3(37) of ERISA. 29 U.S.C. §1002(3) and 37(A). They are established and maintained pursuant to their respective Agreements and Declarations of Trust in accordance with Section 302(c)(5) of the LMRA. 29 U.S.C. § 186(c)(5). The Funds have offices and conduct business within this District.

4. Plaintiff Catherine Wenskus is the Administrator of the Laborers' Funds, and has been duly authorized by the Funds' Trustees to act on behalf of the Laborers' Funds in the collection of employer contributions owed to the Funds and to the Construction and General District Council of Chicago and Vicinity Training Fund, and with respect to the collection by the Funds of amounts which have been or are required to be withheld from the wages of employees in payment of Union dues for transmittal to the Construction and General Laborers' District Council of Chicago and Vicinity (the "Union"). With respect to such matters, Wenskus is a fiduciary of the Laborers' Funds within the meaning of Section 3(21)(A) of ERISA, 29 U.S.C. §1002(21)(A).

5. Defendant Company is a Tennessee limited liability company that did and does conduct business within this District and was at all times relevant herein an employer within the meaning of Section 3(5) of ERISA, 29 U.S.C. §1002(5), and Section 301(a) of the LMRA, 29 U.S.C. §185(c).

6. The Union is a labor organization within the meaning of 29 U.S.C. §185(a). The Union operates and maintains its office within the District. The Union and Company are parties to a collective bargaining agreements, which carried/carry the terms June 1, 2017 to May 31, 2021 and June 1, 2021 through May 31, 2026 ("Agreement"). (A copy of the "short form" Agreement

entered into between the Union and Company which Agreement adopts and incorporates Master Agreements between the Union and various employer associations, and also binds Company to the Laborers' Funds respective Agreements and Declarations of Trust is attached hereto as Exhibit A.)

7. The Funds have been duly authorized to serve as collection agents for the Union in that the Funds have been given the authority to collect from employer's union dues which should have been or have been deducted from the wages of covered employees. Further, the Funds have been duly authorized by the Construction and General Laborers' District Council of Chicago and Vicinity Training Fund (the "Training Fund"), the Midwest Construction Industry Advancement Fund ("MCIAF"), the Mid-American Regional Bargaining Association Industry Advancement Fund ("MARBA"), the Chicagoland Construction Safety Council (the "Safety Fund"), the Laborers' Employers' Cooperation and Education Trust ("LECET"), the Concrete Contractors Association ("CCA"), the CDCNI/CAWCC Contractors' Industry Advancement Fund (the "Wall & Ceiling Fund"), the CISCO Uniform Drug/Alcohol Abuse Program ("CISCO"), the Laborers' District Council Labor Management Committee Cooperative ("LDCLMCC"), the Will Grundy Industry Trust Advancement Fund ("WGITA"), the Illinois Environmental Contractors Association Industry Education Fund ("IECA Fund"), the Illinois Small Pavers Association Fund ("ISPA"), and the Chicago Area Independent Construction Association ("CAICA") to act as an agent in the collection of contributions due to those Funds.

8. The Pension, Welfare and Retiree Health and Welfare Declaration of Trust Agreement documents provide Trustees with the powers to formulate, establish and maintain collection procedures for collection of contributions and those actions, procedures and policies shall be binding upon all Contributing Employers.

9. The Funds' Amended and Restated Collection and Audit Policies and Procedures provides that in the event the Funds files suit against a Contributing Employer, any liquidated damages incurred by the Contributing Employer after the lawsuit is filed will be assessed liquidated damages at twenty percent (20%) of the contributions owed. Liquidated damages assessed against late paid contribution reports which were paid prior to a lawsuit being filed are assessed at 10% of report amount. This Collection and Audit Policies was adopted by the respective Trustees for the Pension, Welfare and Retiree Health and Welfare Funds.

10. The Agreement and the Funds' respective Agreements and Declarations of Trust obligate the Company to make contributions on behalf of its employees covered by the Agreement for pension benefits, health and welfare benefits, and/or benefits for the training fund and to submit monthly remittance reports in which the Company, inter alia, identifies the employees covered under the Agreement and the amount of contributions to be remitted to the Funds on behalf of each covered employee.

11. Late-paid Pension, Welfare, Retiree Welfare and Training Fund report contributions are assessed interest at a rate of 12% from the date the contributions were due until the contributions are paid.

12. The Agreement and the Funds' respective Agreements and Declarations of Trust requires the Company to submit its books and records to the Funds on demand for an audit to determine benefit contribution compliance.

13. The Agreement requires the Company to obtain and maintain a surety bond to guaranty the payment of future wages, pension and welfare benefits.

14. Notwithstanding the obligations imposed by the Agreement and the Funds' respective Agreements and Declarations of Trust, the Company performed covered work during

the months of September 2024 through January 2025 but failed to pay the Funds all required contributions. According to fringe benefit reports submitted but not paid the Company:

(a) failed to pay contributions in the amount of \$5,970.72 for the month of September 2024 thereby depriving the Pension, Welfare, Retiree Welfare and Training Funds of information and income necessary to administer the Funds;

(b) failed to pay contributions in the amount of \$6,539.36 for the month of October 2024 thereby depriving the Pension, Welfare, Retiree Welfare and Training Funds of information and income necessary to administer the Funds;

(c) failed to pay contributions in the amount of \$5,970.72 for the month of November 2024 thereby depriving the Pension, Welfare, Retiree Welfare and Training Funds of information and income necessary to administer the Funds;

(d) failed to pay contributions in the amount of \$6,255.04 for the month of December 2024 thereby depriving the Pension, Welfare, Retiree Welfare and Training Funds of information and income necessary to administer the Funds; and

(e) failed to pay contributions in the amount of \$6,539.36 for the month of January 2025 thereby depriving the Pension, Welfare, Retiree Welfare and Training Funds of information and income necessary to administer the Funds

15. The Company's failure to timely pay its September 2024 through January 2025 fringe benefit reports resulted in 10% liquidated damages being assessed against the reports. Accordingly, the Company owes \$3,127.53 in accumulated liquidated damages on those late-paid reports.

16. The Company also owes interest totaling \$501.73 that was assessed interest at a rate of 12% from the date the contributions were due until the contributions are paid.

17. An itemized summary of contributions, liquidated damages and interest due from the Company is attached as Exhibit B.

18. The Company's actions in failing to submit timely payment of benefit contributions reports violates Section 515 of ERISA, 29 U.S.C. §1145.

WHEREFORE, Plaintiffs respectfully request this Court enter the following order against Defendant PMT Site, LLC. as follows:

a. Judgment is entered in favor of the Funds and against Defendant PMT Site, LLC. for unpaid fringe benefit contributions reported but not paid for September 2024 through January 2025 totaling \$31,275.20 plus liquidated damages of \$3,127.53 interest of \$501.73 and reasonable attorney fees and costs;

b. Judgment is entered on monthly fringe benefit reports amounts that become due and are not paid by the Company during the pendency of this litigation; and

c. For any other relief deemed just and equitable

COUNT II
(Failure To Submit Dues Contributions)

19. Plaintiffs re-allege paragraphs 1 through 18 of Count I as this paragraph 19.

20. Pursuant to agreement, the Funds have been duly designated to serve as collection agents for the Union in that the Funds have been given the authority to collect from employer's union dues which have been or should have been deducted from the wages of covered employees.

21. Notwithstanding the obligations imposed by the Agreement and the Funds' respective Agreements and Declarations of Trust, the Company has failed to pay dues reports for the period of January 2024 through January 2025 totaling \$5,629.16 plus ten percent liquidated damages totaling \$562.91.

WHEREFORE, Plaintiffs respectfully request that this Court enter the following order in against Defendant PMT Site, LLC:

- a. Judgment is entered in favor of the Funds and against Defendant PMT Site, LLC for unpaid dues contributions for January 2024 through January 2025 totaling \$5,629.16 plus liquidated damages of \$562.91 and reasonable attorney fees and costs; and
- b. For any other relief deemed just and equitable.

Respectfully submitted,

April 14, 2025

Chicago & Vicinity Laborers' District Council Pension
Fund, et al.

By: /s/ G. Ryan Liska

G. Ryan Liska
Office of Fund Counsel
11465 W. Cermak Road
Westchester, Illinois 60154
(312) 692-1540



LIUNA!

CONSTRUCTION & GENERAL LABORERS' DISTRICT COUNCIL OF CHICAGO AND VICINITY

AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA
999 McClintock Drive • Suite 300 • Burr Ridge, IL 60527 • Phone: 630/655-8289 • Fax: 630/655-8851

INDEPENDENT CONSTRUCTION INDUSTRY COLLECTIVE BARGAINING AGREEMENT

It is hereby stipulated and agreed by and between PMT SITE LLC ("Employer") and the Construction and General Laborers' District Council of Chicago and Vicinity, Laborers' International Union of North America, AFL-CIO ("Union"), representing and encompassing its affiliated Local Unions, including Local Nos. 1, 2, 4, 5, 6, 80, 75, 76, 152, 225, 582, 581, 1001, 1015, 1092, together with any other Local Unions that may come within its jurisdiction ("Local Unions"), and encompassing the geographic areas of Cook, Lake, DuPage, Will, Grundy, Kendall, Kane, McHenry and Boone counties, Illinois, that:

1. **Recognition.** In response to the Union's request for recognition as the majority representative of the unit employees, the Employer recognizes the Union as the sole and exclusive collective bargaining representative under Section 9(a) of its NLRBA for the employees now and hereinafter employed under this Agreement with respect to wages, hours and other terms and conditions of employment. This recognition is based on the Union having shown, or having offered to show, evidence of its majority support. The Employer has not assigned its bargaining rights to any entity for purposes of multi-employer bargaining, and it hereby renounces its prior assignment of bargaining rights, if any. The Employer further voluntarily elects not to assign such bargaining rights to any person, entity or association for purposes of multi-employer bargaining without prior written approval from the Union. Notwithstanding the number of persons employed under this Agreement, the Employer shall abide by this Agreement and all extensions hereof, and it waives any right or defenses it may have to terminate this agreement or refuse to negotiate a successor agreement based upon the number of persons employed, and it consents to enforcement of this commitment directly through any tribunal or court of competent jurisdiction.

2. **Labor Contract.** The Employer affirms and adopts the applicable Collective Bargaining Agreement(s), as designated by the Union in its sole discretion, between the Union and the Chicago-based Associated General Contractors ("AGC"), the Great Lakes Contractors Association ("GLCA"), the Illinois Road and Transportation Builders Association ("ITRTBA"), the Mason Contractors Association of Greater Chicago ("MCAGC"), the Underground Contractors Association ("UCA"), the Chicago Area Drywall Supply Association ("CADSA"), the Chicago Area Independent Construction Association ("CAICA"), the Chicago Area Rail Contractors Organization ("CARCO"), the Chicago Area Scaffolding Association ("CASA"), the Contractors Association of Will and Grundy Counties ("CAWGC"), the Concrete Contractors Association of Greater Chicago ("CCAGC"), the Chicago Demolition Contractors Association ("CDCA"), the Illinois Environmental Contractors Association ("IECA"), the Illinois Small Pavers Association ("ISPA"), and all other employer associations with whom the Union or its affiliated Local Unions have an agreement. If the applicable Collective Bargaining Agreement(s) expire during the term of this Agreement, any limitation on the right to strike shall also expire until a successor labor agreement has been established, which shall be incorporated retroactively herein. This Agreement supersedes all other contracts in the applicable Collective Bargaining Agreement(s).

3. **Total economic increase.** The Employer shall pay its employees a total economic increase of \$2.45 per hour effective June 1, 2021, \$2.50 per hour effective June 1, 2022, \$2.55 per hour effective June 1, 2023, \$2.60 per hour effective June 1, 2024, and \$2.65 per hour effective June 1, 2025, said amounts to be allocated between wages, fringe benefits and cost of living funds by the Union in its sole discretion. Effective June 1, 2021, the minimum wage rate shall be \$45.90 per hour.

4. **Checkoff Deductions and Remittances.** The Employer shall deduct from the gross payroll earnings of employees uniform initiation fees, assessments, membership dues, and working dues in such amounts as the Union shall from time to time establish, and shall remit monthly to the designated Union office the sums so deducted, together with an accurate list showing the employees from whom dues were deducted, the employees' individual hours, gross payroll earnings and deducted dues amounts for the monthly period not later than the tenth (10th) day of the month following the month for which said deductions were made. If the Employer fails to timely remit any amounts to the Union or its affiliated fringe benefit funds that are required under this Agreement, it shall be obligated for all costs of collection, including attorney fees.

The Employer shall further deduct an amount designated by the Union for each hour that an employee receives wages under the terms of this Agreement on the basis of individually signed voluntary authorized deduction forms and shall pay over the amount so deducted to the Laborers' Political League ("LPL") or in a designated apportion, not later than the 10th day of the month next following the month for which such deductions were made. LPL remittances shall include a report of the hours worked by each laborer for whom deductions are made. Remittances shall be made by a separate check payable to the Laborers' Political League. The Employer shall be paid a processing fee each month from the total amount to be transmitted to the LPL to be calculated at the Illinois Department of Revenue or other appropriate standard.

5. **Work Jurisdiction.** This Agreement covers all work within the applicable Collective Bargaining Agreements and all work within the Union's trade and geographic jurisdiction as set forth in the Union's Statement of Jurisdiction, as amended, which is incorporated by reference into this Agreement. The Employer shall assign all work described herein to its Union-represented laborer employees and acknowledges the appropriateness of such assignment. Neither the Employer nor its work assignments as required under this Agreement shall be subject to adjustment by any jurisdictional disputes board or mechanism except upon written notice by and direction of the Union.

6. **Subcontracting.** The Employer, whether acting as a contractor, general manager or developer, shall not contract or subcontract any covered work to be done at the site of construction, alteration, painting or repair of a building, structure or other work to any person, corporation or entity not signatory to and covered by a collective bargaining agreement with the Union. This obligation applies to all tiers of subcontractors performing work at the site of construction. The Employer shall further assume the obligation of all tiers of its subcontractors for prompt payment of employees' wages and other benefits required under this Agreement, including reasonable attorney fees incurred in enforcing the provisions hereof.

7. **Fringe Benefits.** The Employer agrees to pay the amounts due to its Union-represented laborer employees under said Collective Bargaining Agreements to the Health and Welfare Department of the Construction and General Laborers' District Council of Chicago and Vicinity, the Laborers' Pension Fund (including Laborers' Excess Benefit Funds), the Fox Valley Benefit Funds, the Construction and General Laborers' District Council of Chicago and Vicinity Apprenticeship and Training Trust Fund, the Chicago Area Laborers-Employers Cooperation Education Trust, the LOCAL MCC, and to all other designated Union-affiliated benefit and labor-management funds (the "Funds"), and to become bound by and be considered a party to the agreements and decisions of such creating the Funds. The Employer further affirms that a prior commitment paid to the Welfare, Pension, Training and other Funds were made by its duly authorized agents at all proper rates, and evidence the Employer's intent to be bound by the trust agreements and Collective Bargaining Agreements in effect when the contributions were made and acknowledging the report forms to be a sufficient instrument in writing to bind the Employer to the applicable collective bargaining agreements.

8. **Contract Enforcement.** All grievances filed by either party arising hereunder shall at the Union's discretion be submitted to the Chicago District Council Grievance Committee for final and binding disposition in lieu of another grievance committee provided that deadlocked grievances shall be submitted to final and binding arbitration upon timely demand. Should the Employer fail to comply within ten (10) days with any binding grievance award, whether by grievance committee or arbitration, it shall be liable for all costs and legal fees incurred by the Union in enforcing the award. Notwithstanding anything to the contrary, nothing herein shall limit the Union's right to strike or withdraw its members because of non-payment of wages and/or fringe benefit contributions, fail to pay by the Employer to timely remit Union dues, or non-compliance with a binding grievance award. The Employer's violation of any provision of this paragraph allows the Union to take any other legal and economic action, including but not limited to all remedies at law or equity. It is understood and agreed that the Union's right to take economic action is in addition to, and not in lieu of, its rights under the grievance procedures. Where necessary to correct contract violations, or where no acceptable award is currently employed, the Union may picket and place a picket line outside the work force at all job sites.

9. **Successors.** In the event of any change in the ownership, management or operation of the Employer's business or substantially all of its assets, by sale or otherwise, it is agreed that as a condition of such sale or transfer that the new owner or manager, whether corporate or individual, shall be fully bound by the terms and conditions of this Agreement. The Employer shall provide no less than ten (10) days' prior written notice to the Union of the sale or transfer, and shall be obligated for all expenses incurred by the Union to enforce the terms of this paragraph.

10. **Term.** This Agreement shall remain in full force and effect from June 1, 2021 (unless stated differently below) through May 31, 2026, and shall continue thereafter unless there has been given written notice by either party, received no less than sixty (60) nor more than ninety (90) days prior to the expiration date, of the desire to modify or amend this Agreement through negotiation. In the absence of such timely notice, the Employer and the Union agree to be bound by the new applicable association agreement(s), incorporating them into this Agreement and extending this Agreement for the life of the newly negotiated agreement(s), and thereafter for the duration of each successive agreement(s), unless and until timely notice of termination is given not less than sixty (60) nor more than ninety (90) days prior to the expiration of each successive agreement. Notwithstanding the foregoing, the Union in its sole discretion may terminate this Agreement at any time upon written notice should the Employer fail to comply with its pending obligations or if the Employer is a joint employer with or alter ego of another entity with an outstanding delinquency to the Union's affiliated fringe benefit funds.

11. **Execution.** The signatory below warrants he or she is the representative of the applicable association Collective Bargaining Agreement(s) and authorization from the Employer to execute this Agreement, without fraud or duress, and with full knowledge of the obligations and understandings contained herein. The parties acknowledge and accept facsimile and electronic signatures on this Agreement as if they were the original signatures.

Date April 1 2022

ACCEPTED:
Laborers' Local Union No. 76

CONSTRUCTION AND GENERAL LABORERS'
DISTRICT COUNCIL OF CHICAGO AND VICINITY

By John P. Connolly
John P. Connolly, Business Manager

By Charles LaVigne
Charles LaVigne, Secretary-Treasurer

Applicable association collective bargaining agreement(s) *CAICA

(ver 2021)

WHITE - LOCAL UNION • CANARY - TRUST FUND • PINK - DISTRICT COUNCIL • GOLD - EMPLOYER

PMT SITE LLC

(Employer)

FELN No. 85-2815691

By Philip Terhaar

(Print Name and Title)

Philip Terhaar

(Signature)

2909 Cherrybark Ct

Hornitge, TN, 37076

618-402-7440 City State and Zip Code

pterhaar@pmtmanagementco.com

(Email Address)

EXHIBIT

A



Chicago & Vicinity Laborers' District Council
Health & Welfare Fund • Retiree Health & Welfare Fund • Pension Fund

11465 W. Cermak Road, Westchester, IL 60154-5768 | www.chicagolaborersfunds.com
Toll Free: (866) 906-0200 • Telephone: (708) 562-0200

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Feed the Project

Employer: PMT Site, LLC
Contribution Reports: 9/24 - 1/25
Dues Rpts/LD's: 1/24 - 1/25

Trans #	Type	Identifier	Billing Location	Amount	H&W Balance	Retiree Welfare Balance	Pension Balance	Training Balance	Dues
4913860	Dues Accumulated Shortages		035960 PMT SITE, LLC	\$5,629.16	\$0.00	\$0.00	\$0.00	\$0.00	\$5,629.16
491498	Work Report	2024-11 Work Report	035960 PMT SITE, LLC	\$5,970.72	\$2,016.00	\$959.28	\$2,842.56	\$152.88	\$0.00
491494	Work Report	2024-09 Work Report	035960 PMT SITE, LLC	\$5,970.72	\$2,016.00	\$959.28	\$2,842.56	\$152.88	\$0.00
491500	Work Report	2024-12 Work Report	035960 PMT SITE, LLC	\$6,255.04	\$2,112.00	\$1,004.96	\$2,977.92	\$160.16	\$0.00
491502	Work Report	2025-01 Work Report	035960 PMT SITE, LLC	\$6,539.36	\$2,208.00	\$1,050.64	\$3,113.28	\$167.44	\$0.00
491496	Work Report	2024-10 Work Report	035960 PMT SITE, LLC	\$6,539.36	\$2,208.00	\$1,050.64	\$3,113.28	\$167.44	\$0.00
491495	Liquidated Damages	2024-09 LD	035960 PMT SITE, LLC	\$597.08	\$201.60	\$95.93	\$284.26	\$15.29	\$0.00
491499	Liquidated Damages	2024-11 LD	035960 PMT SITE, LLC	\$597.08	\$201.60	\$95.93	\$284.26	\$15.29	\$0.00
491501	Liquidated Damages	2024-12 LD	035960 PMT SITE, LLC	\$625.51	\$211.20	\$100.50	\$297.79	\$16.02	\$0.00
491497	Liquidated Damages	2024-10 LD	035960 PMT SITE, LLC	\$653.93	\$220.80	\$105.06	\$311.33	\$16.74	\$0.00
491537	Liquidated Damages	2025-01 LD	035960 PMT SITE, LLC	\$653.93	\$220.80	\$105.06	\$311.33	\$16.74	\$0.00
4900453	Interest	Interest for Collection Case ID	035960 PMT SITE, LLC	\$501.73	\$169.40	\$80.61	\$238.89	\$12.83	\$0.00
Grand Total Due:				\$40,533.62					

